

DRAWN		CHECKED		APPROVED		REVISIONS	
DATE	FILE	DATE	FILE	DATE	FILE	NO.	DESCRIPTION
1/29/97							
REMOVED PORTION OF PEACH SPRINGS GUTTER							
VICKREY & ASSOCIATES, INC.							
CONSULTING ENGINEERS							
7334 Blanco Road Suite 109 San Antonio, Texas 78216							
Telephone: (210) 349-3271							
PREPARED FOR: UMBELL INC. OWNER							
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN							
UMBELL OAKS SUBDIVISION							
SAN ANTONIO, TEXAS							
306.24 ACRE TRACT							
DATE: DEC. 5, 1994							
SCALE							
Vertical 1"=N/A							
Horizontal 1"=1"=300'							
SHEET 1 OF 1							
PROJ. NO. 0547-008-G39							

PLAN HAS BEEN ACCEPTED BY
COSA *Rebecca Waldman*
Feb 24, 1997 2463-B
(date) (number)
If no plats are filed, plan will
expire on Aug 26, 1998
1st plat filed on _____

DEVELOPER:
UMBELL INC.
2370 N.W. MILITARY DR.



City of San Antonio
Planning Department
Subdivision Section

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN APPLICATION (POADP)

Date Submitted: 1/23/97 Name of POADP: Umbell Oaks Subdivision
Owner/Agent: Umbell, Inc. Engineer/Surveyor: Vickrey & Associates, Inc.
Address: 2370 N.W. Military Dr. Address: 7334 Blanco Rd., Suite 109
San Antonio, Texas 78231 San Antonio, Texas 78213
Phone: (210) 377-1080 Phone: (210) 349-3271

Existing zoning: B-3; I-1; R-3; Proposed zoning: _____
R-1
Texas State Plane Coordinates: X: 128,935 Y: 634,650
(at major street entrance/main entrance)

Site is over/within/includes: San Antonio City limits? ☒ Yes ☐ No
Edwards Aquifer Recharge Zone? ☒ Yes ☐ No

Land area being platted:	<u>Lots</u>	<u>Acres</u>
Single Family (SF)	_____	_____
Non-Single Family (NSF)	_____	_____
Commercial & Other	<u>8</u>	<u>306.24</u>
TOTAL:	<u>8</u>	<u>306.24</u>

Contact Person:
Print Name: ROTH HAMPTON Signature: Ruth Hampton
Date: 1/23/97 Tele: 349-3271 Fax: 349-2561

Is there a previous POADP for this site? Name Umbell Oaks Subd. No. 463

Is there a corresponding PUD for this site? Name N/A No. _____

Are there any plats associated with this POADP or site? Name Umbell Oaks No. 940764

Name _____ No. _____

Name _____ No. _____

ALL PRINTS MUST BE FOLDED.

Note: This application must be completed fully, and typed or printed legibly, for acceptance.

463-B
RECEIVED
JAN 23 PM 4:26
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION



CITY OF SAN ANTONIO

February 24, 1997

Ms. Ruth Hampton
Vickrey & Assoc.
7334 Blanco Road, Suite 109
San Antonio, TX 78216

Re: Umbell Oaks Subdivision

POADP # 463 - B

Dear Ms. Hampton:

The City Staff Development Review Committee has reviewed Umbell Oaks Subdivision Preliminary Overall Area Development Plan # 463 - B. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- This development will probably need to conform to requirements associated with development over the Edwards Aquifer. For additional information about these requirements you can contact SAWS at 704-7305.
- Access issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For additional information about these requirements you can contact TXDOT at 615-5814.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. Any platting will have to comply with the Unified Development Code at the time of plat submittal.

If you have any questions or comments regarding this matter, please contact Elizabeth Carol, at 207-7900.

Sincerely,

A handwritten signature in cursive script that reads 'Rebecca Waldman'.

Rebecca Waldman
Acting Director of Planning

RW/EAC

cc: Andrew J. Ballard, P. E., Acting City Traffic Engineer



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: Burt Date 1/24/97
FROM: ELI
ITEM NAME: Umbell FILE # ~~9710~~ 463-B
RE: POADP

SUBJECT: The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the **Department of Planning, Land Development Services Division, Subdivision Section**. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By: _____, 19____

- ☐ Proposed plat-30 days ☐ Variance-15 days ☐ POADP's-10 days
☐ Plat deferral-30 days ☐ Plan / legal doc-15 days ☐ Other-15 days

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: DRAINAGE EASEMENTS WILL BE REQUIRED
AND WILL BE ADDRESS DURING THE PLATTING
PROCESS, PO can Springs will meet minimum
width requirements

Burt Neil Rf Sr. Eng Tech 1-29-97
Signature Title Date



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: Amer Date 1/24/97
FROM: EIK
ITEM NAME: Umbell FILE # 463-B
RE: POADP

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☐ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

Level-3 TIA Regd.

[Signature] Engng Associate 1/29/97
Signature Title Date



Texas Department of Transportation

P.O. BOX 29928 • SAN ANTONIO, TEXAS 78284-3601 • (210) 615-1110

January 27, 1997

P.O.A.D.P. REVIEW

Umbell Oaks Subdivision

Located on Loop 1604 at IH 10

P.O.A.D.P. Reviewed for:

Comments

Noise Mitigation

For residential development directly adjacent to State ROW, the developer shall be responsible for adequate set-back and/or sound abatement.

R.O.W. Requirements

50' ROW flares will be required at the intersection of the Vance Jackson extension with the Loop 1604 frontage road.

Access Limits/Restrictions

Maximum of 4 access points on LP 1604 frontage at "U-1", maximum of 2 access points on LP 1604 frontage at "U-2". Locations will be as directed by "Regulations For Access Driveways to State Highways".

WPAP Requirements

A complete copy of the approved WPAP will be required at the time of platting.

Permit applications along with plans for street, driveway, utility, sidewalk and drainage construction must be submitted to the Texas Department of Transportation for review and approval before working on highway ROW. TxDOT requires that a recorded plat accompany all driveway permit applications. The Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within highway ROW.

ADDITIONAL COMMENTS:

Judy Friesenhahn, P.E.

Advanced Project
Development Engineer

ST-H* Fax Note	7671	Date	1/27/97	# of pages	2
Elizabeth Carol		From	Judy Friesenhahn		
JDECSA Planning		Co. Tx DOT			
one # 207 7912		Phone #	615 5814		
x # 207 4441		Fax #			

463-B



VICKREY & ASSOCIATES, INC.

Consulting Engineers

7334 Blanco Road • Suite 109 • San Antonio, Texas 78216 • (210) 349-3271 • Fax (210) 349-2561

TO: Subdivision Section Representative DATE: 1-23-97
Planning Dept PROJECT: Umbrell Oaks Subd.
Municipal Plaza Bldg - 1st floor JOB NO: 0547-036-036
114 W. Commerce

We are sending you:

☒ Herewith
☐ Under Separate Cover
☐ By Mail
☒ By Messenger
☐ By _____

☐ Tracings
☒ Blue Line Prints
☐ Xerox Copies
☒ Other
☐ Other _____

☐ Plans
☐ Specifications
☐ Contracts
☐ Estimate No. _____
☐ Other _____

NO. OF COPIES	NO. OF SHEETS	LATEST DATE	DESCRIPTION
<u>6</u>	<u>1</u>	<u>1/23/97</u>	<u>POADP Application</u>
	<u>1</u>		

These are sent:

☐ As per your request
☐ By request of _____

☐ For your information
☐ For your signature

☐ For construction
☐ Other _____

Remarks:

Please reprocess for approval.

Copies of: _____

TO: _____

Received By: Paul E.

Date: 1/23/97

Submitted By: Ruth Hampton

Thank you

1/15/99
W-T.

**LAW OFFICES OF
EARL & ASSOCIATES**

A PROFESSIONAL CORPORATION

Riverview Towers
111 Soledad, Suite 1111
San Antonio, Texas 78205
(210) 222-1500 Telephone
(210) 222-9100 Facsimile

November 9, 1999

VIA HAND DELIVERY

Mr. Emil Moncivais
Director of Planning
City of San Antonio Planning Dept.
114 W. Commerce, 4th Floor
San Antonio, Texas 78283-3966

Re: Open Records Request

Dear Emil:

I would like to request a copy of the POADP and Development Rights Permits for that certain property known as the Umbell Oaks Subdivision, located at the southeast corner of I-10 and Loop 1604, as more specifically indicated on the map attached hereto. I would be most appreciative if you could assist me in obtaining this information. Naturally, I will pay any fees or expenses related to this request.

If you should have any questions or require further information, please do not hesitate to contact me at 222-1500.

Very truly yours,

EARL & ASSOCIATES, P.C.

By: 

David L. Earl

DLE/slm
Enclosure



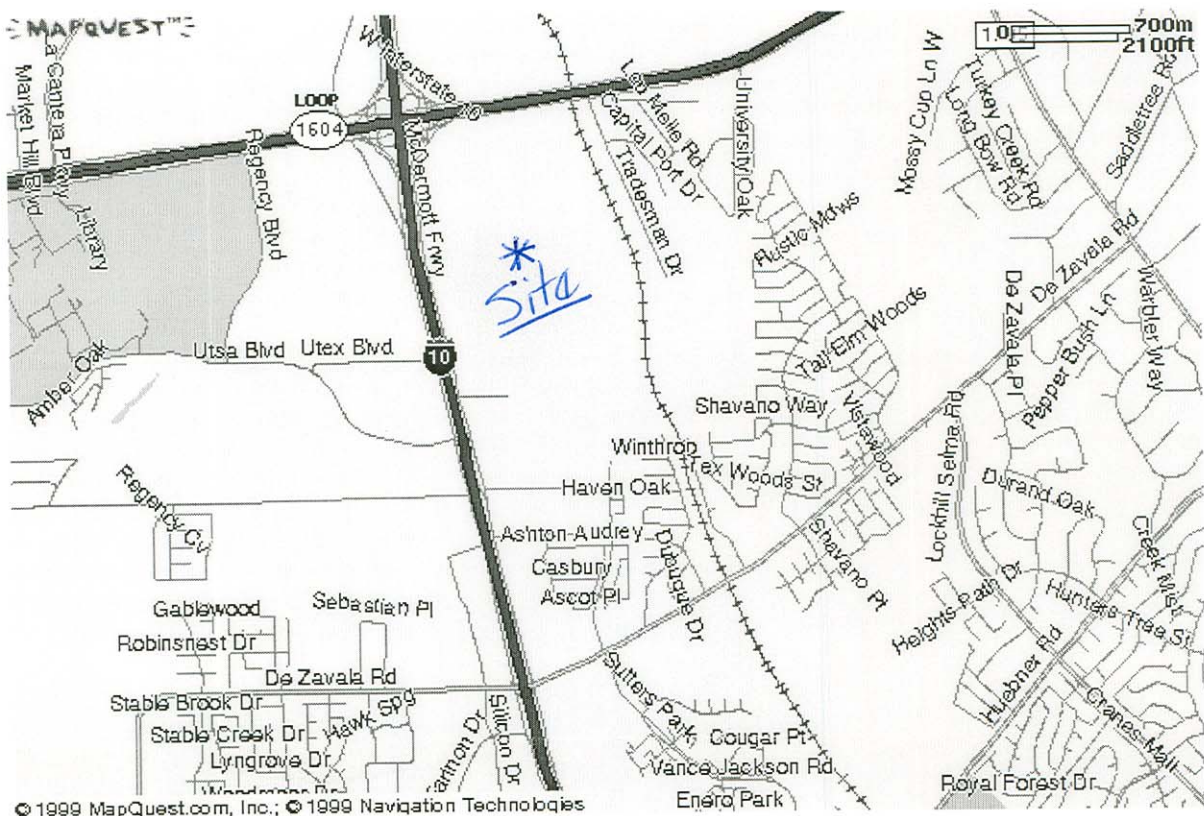
[Yahoo! - Maps](#) - [Yellow Pages](#) - [Help](#)



Yahoo! Maps

[New Location](#)

Tradesman, San Antonio, TX 78249



Need Help? See the [FAQ](#) Or report [map problems](#).
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1996 TEXAS APA CONFERENCE

Umbell

S. E corner

1604 + IH 10 463

Zoned B-3 I1 R3

R-1

Inside city + over Azuifer

8 lots on 306 acres

463-B

O.K.

TXDOT
Azuifer